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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEW WINDSOR BUSINESS PARK SITE PLAN
(OFFICE BUILDING)
PROJECT LOCATION: LOCATION
SECTION 4 – BLOCK 2 – LOT 16.3
PROJECT NUMBER: 05-14
DATE: 11 MAY 2005
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A 25,600 SF
OFFICE BUILDING ON THE 2.45 +/- ACRE SITE. THE PLAN IS
BEFORE THE BOARD FOR A CONCEPT REVIEW ONLY.

1. The property is located in the PI zoning district of the Town. The office use is Permitted use A-1 for the zone. The bulk table is correct, with the following corrections needed:
 - Permitted height is 44.38'.
 - Street Frontage should be added (value is n/a)
 - Correct use reference (A-1 not A-14)

The site plan, as proposed, appears to comply with all bulk requirements.

2. I performed a concept review of the plan and have the following comments:
 - Metes and Bounds should be added to property line.
 - Adjoining property owners should be indicated.
 - Additional information regarding existing conditions on adjoining Town property, as well as topography should be added. (I am aware that a new site survey was just completed)
 - A Lighting and landscaping plan has been submitted. Review will proceed following Board's concept acceptance of plan layout.
 - Stormwater Management and a SWPPP must be addressed.

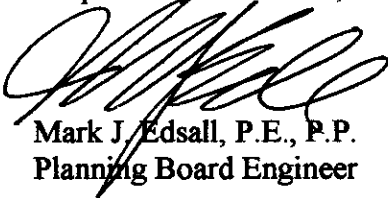
REGIONAL OFFICES

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3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.

With the Board's permission, I will make that referral following this meeting.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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